133.0	0008	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,655,500	/	1,655,500
USE VALUE:	1,655,500	/	1,655,500
ASSESSED:	1,655,500	/	1,655,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHY DANIEL J/ETAL
Owner 2:	VIK SUSAN F
Owner 3:	
Street 1:	141 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEEHY DANIEL J/ETAL -
Owner 2:	VIK SUSAN F -
Street 1:	141 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 18,684 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Brick Veneer Exterior and 4986 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18684.000	767,500	5,500	882,500	1,655,500
Total Card	0.429	767,500	5,500	882,500	1,655,500
Total Parcel	0.429	767,500	5,500	882,500	1,655,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.06 | /Parcel: 332.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85927
GIS Ref:
GIS Ref:
Insp Date: 12/01/08

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	766,500	5500	18,684.	882,500	1,654,500	1,654,500	Year End Roll	12/18/2019
2019	101	FV	566,400	5500	18,684.	931,500	1,503,400	1,503,400	Year End Roll	1/3/2019
2018	101	FV	566,400	5500	18,684.	686,400	1,258,300	1,258,300	Year End Roll	12/20/2017
2017	101	FV	566,400	5500	18,684.	656,900	1,228,800	1,228,800	Year End Roll	1/3/2017
2016	101	FV	566,400	5500	18,684.	607,900	1,179,800	1,179,800	Year End	1/4/2016
2015	101	FV	551,600	5500	18,684.	509,900	1,067,000	1,067,000	Year End Roll	12/11/2014
2014	101	FV	551,600	5500	18,684.	498,100	1,055,200	1,055,200	Year End Roll	12/16/2013
2013	101	FV	551,600	5500	18,684.	474,600	1,031,700	1,031,700		12/13/2012

!10413!

PRINT

Date	Time
12/11/20	00:43:07

LAST REV

Date	Time
05/29/19	15:32:28

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10413

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHY DANIEL J	47463-279		5/17/2006	Family	1	No	No		
CAPODILUPO JOSE	24415-322		3/31/1994		402,000	No	No		Y

USER DEFINED

Prior Id # 1:	85927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2019	64	Porch	11,500	C				
5/14/2012	606	Re-Roof	8,500					& INSTALL RAILINGS

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18684		Sq. Ft.	Site		0	90.	0.52	10									882,466						882,500	

Total AC/HA: 0.42893 | Total SF/SM: 18684 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 882,466 | Spl Credit | Total: 882,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93532604
Const Adj.:	1.08222413
Adj $ / SQ:	126.529
Other Features:	97000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	942934
Depreciation:	175386
Depreciated Total:	767548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

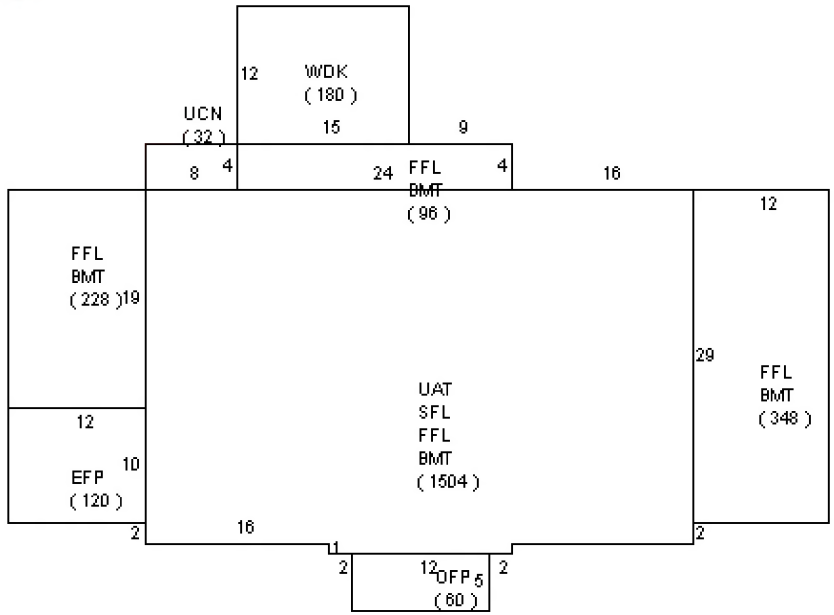
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.28
Special Features:	0	Val/Su Net:	115.87
Final Total:	767500	Val/Su SzAd	208.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,176	52.760	114,811
FFL	First Floor	2,176	126.530	275,327
SFL	Second Floor	1,504	126.530	190,300
UAT	Upper Attic	376	50.610	19,030
WDK	Deck	180	12.510	2,251
EFP	Enclos Porch	120	54.020	6,482
OFP	Open Porch	60	47.620	2,857
UCN	Canopy	32	28.570	914
	Net Sketched Area:	6,624	Total:	611,972
Size Ad	3680	Gross Are	7752	FinArea 4986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1931	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500